

**MINUTES of the PLANNING COMMITTEE MEETING of
BURLEY PARISH COUNCIL**

Held on Monday 9th March 2009
at Queen's Hall, Burley in Wharfedale

Present: Councillors P Jenkins (Chairman), K Dale, K Forrest, J Horton, P Riley, S Tilford,
M Walker
Mrs J Griffiths (Clerk)

P202/0809 Chairman's Remarks

Cllr Jenkins opened the meeting and welcomed those attending. Cllr Jenkins confirmed that planning permission for the work at Black Bull Farm that had recently commenced was still valid.

P203/0809 Apologies

Cllr Jones had sent apologies; these were received and accepted.

P204/0809 Declarations of Interest

None.

P205/0809 Public Participation

None.

P206/0809 Minutes of the Last Meeting

The minutes of the meeting of 16th February 2009. It was proposed by Cllr Tilford and seconded by Cllr Dale that the minutes were a true and accurate record and accepted accordingly.

P207/0809 Clerk's Report

The clerk had sent a letter to the Planning Inspectorate in regard to the planning appeal at Viewlands, 2 Langford Road.

P208/0809 Planning applications

Receipt of the following applications was acknowledged and considered as follows:

09/00257/OUT – Denrevo, Bradford Road

Construction of two storey detached house and garage

Resolved: recommend refusal on the grounds that this would be inappropriate development in the green belt and overly intrusive on this site. Committee also wished to note the removal of a large number of mature trees at this site prior to the first application.

09/00736/FUL – 4 Langford Close

Construction of single storey side extension and new conservatory

Resolved: recommend approval

09/00795/FUL - 58 Long Meadows

Single storey extension to front of property linking the garage to the house and a new gate to the side garden wall

Resolved: recommend approval. Committee noted that similar extensions have been permitted on nearby houses.

08/06552/FUL – 2 Woodpecker Road

Construction of first floor extension above existing room

Resolved: recommend refusal on the grounds that the proposed application is contrary to the design principles expressed in section 1.5 of Bradford Council's House Extensions Policy and would provide overshadowing of habitable room windows and well-used parts of the garden of a neighbouring property. It would also run contrary to section 2.2 of Bradford Council's House Extensions Policy on overshadowing of neighbouring properties. It was the committee's opinion that the proposed extension is out of keeping at this site.

- P209/0809 To note the additional information supplied by BMDC planning officers**
Planning Officers had indicated that some additional information from the architect and from Traffic & Highways Officers re: application 09/00533/FUL – land to the side of 4 Langford Lane would be forthcoming. This had not been available at the time of the meeting.
- P210/0809 To note decisions by BMDC planning:**
08/06385/FUL – Recreation Ground North of Iron Row – Approved
- P211/0809 Enforcement Issues within the Parish**
The Planning Inspectorate had ruled on the appeal against the Enforcement Notice at Green Lane. The Inspector had not upheld the appeal and the road is due to close later this month.
- P212/0809 Certificates of Lawfulness**
There had not been further certificates of lawfulness issued since the last meeting.
- P213/0809 Minor items for action by the clerk between meetings and items for the next agenda**
The clerk would report the empty property on Station Road to the Empty Homes Agency. The clerk would check with Conservation Officers if it is helpful to list West Lodge on the Empty Homes Agency list.
- P214/0809 Date of Next Meetings**
30th March & 20th April 2009 - Planning Committee
12th March & 9th April 2009 – Full Council